IN OR 2625/1522

RHODEN CRYSTAL HOWARD & JOEY ET AL
17324 OAK HILL ROAD
HILLIARD, FL 32046

2023

04-1N-23-0000-0005-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

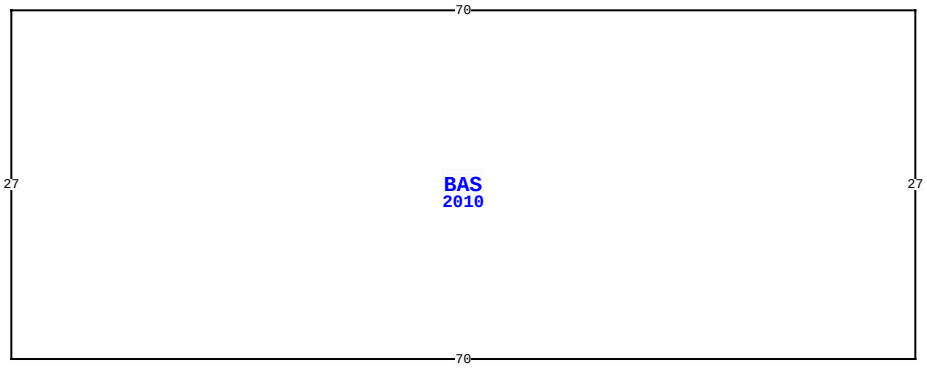
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	54,084
TOTALS	1,890		1,890	54,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	116.8000	81.76	154,526	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1890 HX Base Yr



17324 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	54,084
TOTAL MARKET OB/XF VALUE	1,376
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	115,460
SOH/AGL Deduction	10,085
ASSESSED VALUE	105,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,375
TOTAL JUST VALUE	115,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/1522	3/07/2023	QC	U	I	11	100
GRANTOR: RYALS LINDA						
GRANTEE: RHODEN CRYSTAL HOWA						
2625/1520	12/01/2013	LE	U	I	11	100
GRANTOR: TANNER IRIS BRADDOCK						
GRANTEE: RYALS LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W70 S27 E70 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2018	2018	3	86	1,376	

LAND DESCRIPTION

TOTAL OB/XF 1,376

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/07/2018 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS